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भाग 4 (ग)

उप-खण्ड (I)

राज्य सरकार तथा अन्य राज्य-प्राधिकारियों द्वारा जारी किये गये (सामान्य आदेशों, उप-विधियों आदि को सम्मिलित करते हुए) सामान्य कानूनी नियम।

Urban Development and Housing Department

NOTIFICATION

Jaipur, May 10, 2022

G.S.R.15 .-In exercise of the powers conferred by clause (xi-a) of sub-section (2) of section 261 read with section 90-A of the Rajasthan Land Revenue Act, 1956 (Act No. 15 of 1956), section 54-B and 95 of the Jaipur Development Authority Act, 1982 (Act No. 25 of 1982), section 49 and 91 of the Jodhpur Development Authority Act, 2009 (Act No. 2 of 2009), section 49 and 91 of the Ajmer Development Authority Act, 2013 (Act No. 39 of 2013), section 60 and 74 of the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959) and section 71 and 337 of the Rajasthan Municipalities Act, 2009 (Act No. 18 of 2009), and all other powers enabling it in this behalf, the State Government hereby makes the following rules further to amend the Rajasthan Urban Areas (Permission for use of Agricultural Land for Non-agricultural Purposes and Allotment) Rules, 2012 and orders with reference to proviso to sub-section (2) of section 74 of the Rajasthan Urban improvement Act, 1959 (Act No. 35 of 1959) that the previous publication of these amendment rules is dispensed with as the State Government, in public interest, considers that these amendment rules should be brought into force at once, namely:-

1. Short title and commencement.-(1) These rules may be called the Rajasthan Urban Areas (Permission for use of Agricultural Land for Non-agricultural Purposes and Allotment) (Amendment) Rules, 2022.

(2) They shall come into force at once.

2. Amendment of the Preamble.-In preamble of theRajasthan Urban Areas (Permission for use of Agricultural Land for Non-agricultural Purposes and Allotment) Rules, 2012, hereinafter referred to as the said rules, after the existing expression "the Jodhpur Development Authority Act. 2009 (Act No. 2 of 2009)," and before the existing expression "section 60 and 74 of the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959)", the expression "the Ajmer Development Authority Act, 2013(Act No. 39 of 2013) shall be inserted.

3. **Amendment of rule 2.-** In rule 2 of the said rules,-

(a) in sub-rule (1),-

(i) in clause (i),after the existing expression "the Jodhpur Development Authority Act, 2009 (Act No. 2 of 2009)," and before the existing expression "the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959)", the

expression "the Ajmer Development Authority Act, 2013(Act No. 39 of 2013) shall be inserted;

(ii) after the existing clause (vii) and before the existing clause (viii), the following new clause (vii-a) shall be inserted namely:-

"(vii-a) "free hold" means a tenure in perpetuity with right to inheritance and alienation;";

(iii) in clause (xv), after the existing expression "the Jodhpur Development Authority Act, 2009" and before the existing expression "and the Rajasthan Municipalities Act, 2009", the expression ", the Ajmer Development Authority Act, 2013" shall be inserted;

(iv) the existing clause (xvii) shall be substituted by the following, namely, namely:-

"(xvii)"Mixed use" means a building or plot or building complex proposed to be constructed or proposed to be used for more than one use i.e. residential, commercial and institutional etc.;"; and

(v) in clause (xxii), after the existing expression "the Jodhpur Development Authority Act, 2009," and before the existing expression "the Rajasthan Municipalities Act, 2009", the expression "the Ajmer Development Authority Act, 2013" shall be inserted; and

(b) in sub-rule (2), after the existing expression "the Jodhpur Development Authority Act, 2009," and before the existing expression "the Rajasthan Urban Improvement Act, 1959",the expression "the Ajmer Development Authority Act, 2013" shall be inserted.

4. Amendment of rule 3.- The existing clause (vii) of sub-rule (1) of rule 3 of the said rulesshall be deleted.

5. Amendment of rule 7.-In clause (i) of sub-rule (3) of rule 7 of the said rules, after the existing expression "mutation" and before the existing expression "and send", the expression" "of land and enterland as abadi land" shall be inserted.

6. Amendment of rule 8.- The existing rule 8 of the said rules shall be substituted by the following, namely:-

"8, Approval of Layout Plan.-After grant of permission by the Authorised Officer under rule7, the Local Authority shallapprove and issue layout plan subject tothe directions of the State Government.The State Government may, from time to time, issue directions in certain type of cases that the layout plan shall be approvedwith theprior approval of the State Government."

7. Amendment of rule 13.- In clause (i) of sub-rule (7) of rule 13 of the said rules, after the existing expression "mutation of the land" and before the existing expression "in revenue record", the expression "as abadi land" shall be inserted.

8. Amendment of rule 14.- In rule 14 of the said rules,the existing sub-rule (1), (2) and (3) shall be renumbered as sub-rule (2), (3) and (4) respectively and before sub-rule (2), so renumbered, the following new sub-rule (1) shall be inserted, namely :-

"(1) Nothing in this chapter shall apply to any land in respect of which any allotment has been made or Patta given by a Housing Co-operative Society after 16th, June, 1999.".

9. Amendment of rule 15 .- In sub-rule (4) of rule 15 of the said rules,-

(i) for the existing expression "before 17th June, 1999", the expression "before 31st December, 2021" shall be substituted;

(ii) before the existing proviso, the following new proviso shall be inserted, namely:-

"Provided that facility area in layout plan already approved shall not be reduced."; and

(iii)inexisting proviso, after the existing expression "Provided" and before the existing expression "that the cases", the expression "further" shall be inserted

10. Amendment of rule 16.- In sub-rule (1) of rule 16 of the said rules, after the existing expression "Housing Cooperative Society" and before the existing expression "or a Will",the expression " before 17th June, 1999 " shall be inserted.

11. Amendment of Form-12.- In Form-12 appended to the said rules, for the existing expression "17th June,1999", the expression "31st December,2021" shall be substituted.

12. Amendment of Form-13.- In Form-13 appended to the said rules, for the existing expression "17th June,1999", the expression "31st December,2021" shall be substituted.

13. Amendment of Form-14.- In Form-14 appended to the said rules, for the existing expression "17th June,1999", the expression "31st December,2021" shall be substituted.

[No. : F.17(22)/UDH/Rules/2020]
By order of the Governor,

Kunjee Lal Meena,
Principal Secretary to the Government.

Government Central Press, Jaipur.